

025.0

Map

0006

Block

0004.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 947,500 /

USE VALUE: 947,500 /

ASSESSed: 947,500 /

Total Card /

947,500

Total Parcel

947,500

947,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52	-54	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROMANO RITA & ROBERT J

Owner 2:

Owner 3:

Street 1: 54 AMSDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4200.000	506,100	4,600	436,800	947,500
Total Card	0.096	506,100	4,600	436,800	947,500
Total Parcel	0.096	506,100	4,600	436,800	947,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		433.84	/Parcel: 433.8

PREVIOUS ASSESSMENT

Parcel ID

025.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	506,100	4600	4,200.	436,800	947,500	947,500	Year End Roll	12/18/2019
2019	104	FV	381,600	4600	4,200.	464,100	850,300	850,300	Year End Roll	1/3/2019
2018	104	FV	381,600	4600	4,200.	338,500	724,700	724,700	Year End Roll	12/20/2017
2017	104	FV	359,400	4600	4,200.	294,800	658,800	658,800	Year End Roll	1/3/2017
2016	104	FV	359,400	4600	4,200.	251,200	615,200	615,200	Year End	1/4/2016
2015	104	FV	322,400	4600	4,200.	245,700	572,700	572,700	Year End Roll	12/11/2014
2014	104	FV	297,600	4600	4,200.	202,000	504,200	504,200	Year End Roll	12/16/2013
2013	104	FV	309,100	4600	4,200.	192,200	505,900	505,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMANO RITA,	66701-469		1/21/2016	Convenience		1	No	No	
DI CECCA SALVAT	55014-433		7/20/2010	Family		1	No	No	
	12788-255		5/1/1975		48,750	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2017	1305	Re-Roof	5,042	C				
12/2/2013	1747	Fireplac	49,000	O				
9/10/2013	1356	Heat App	7,500	C				
6/7/2013	826	Dormers	75,000					

ACTIVITY INFORMATION

Date	Result	By	Name
1/4/2019	Mail Update	MM	Mary M
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
7/17/2013	Info Fm Prmt	EMK	Ellen K
4/22/2009	Measured	372	PATRIOT
10/29/1999	Inspected	267	PATRIOT
9/30/1999	Mailer Sent		

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4200		Sq. Ft.	Site		0	80.	1.30	1									436,800						436,800	

Total AC/HA: 0.09642

Total SF/SM: 4200

Parcel LUC: 104

Two Family

Prime NB Desc: ARLINGTON

Total: 436,800

Spl Credit

Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

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Owner 3:

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Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

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2017	104	FV	359,400	4600	4,200.	294,800	658,800	658,800	Year End Roll	1/3/2017
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	12788-255		5/1/1975		48,750	No	No		N

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Census:				Exmpt		
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Spl Credit

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Owner 3:

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Twn/City: ARLINGTON

St/Prov: MA

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Own Occ: Y

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Type:

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